

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2005 COMPREHENSIVE PLAN PUBLIC FORUM #3  
Tuesday, October 19, 2004**

A Community Conversation on the Comprehensive Plan was held by the Williamsburg Planning Commission on Tuesday, October 19, 2004, at 6:30 p.m. at the Community Building, 401 North Boundary Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Young, Pons, Hertzler, McBeth, Rose and Smith. Commissioner Friend was absent. Also present were Planning Director Nester, Zoning Administrator Murphy, Secretary Scott, and Codes Compliance Administrator Catlett.

Mr. Young called the meeting to order, and welcomed the approximately 40 citizens in attendance, and introduced the Planning Commission members and staff who were present.

Mr. Nester made brief introductory comments, discussing 2000 Census information for the City, land uses, owner and renter occupied residential buildings, and noted that the major issues to be discussed at the meeting would include: Infrastructure - Highway, pedestrian and bicycle improvements; Housing - Pressures on residential areas adjacent to the College, Bed & Breakfast regulations, potential for new housing, and residential densities; and Commercial - Appropriate mix of businesses along Richmond Road, unified land use and zoning designation along Richmond Road for the commercial and office area, and allowing housing in commercial areas.

Mr. Young asked citizens to voice their vision for the Richmond Road Neighborhood Focus Area. The following responses were made:

- Adequate public transportation
- Personal safety
- Mix of commercial and residential uses
- Owner occupancy
- More single family houses
- Cars and their effect on residential/Richmond Road
- No more commercial encroachments into residential communities
- A walkable community
- More cooperation between owners and transients (including students) needed
- Keep the diversity (owner/renter, young families with children), but with a better balance
- Reasonable approach for unrelated living limits
- Present density enforced
- Loss of trees due to age, and effect on streetscape – need to start replacing trees

Williamsburg Planning Commission Minutes  
Public Forum #3  
August 19, 2004

- Traffic (cut through and speeding, especially Matoaka Court)
- Enforce parking regulations
- People walking through private property
- Number of cars that need to be parked on street – greater problem than cut through traffic
- Encourage more local businesses
- Rt. 60 built as a commercial street not residential
- Affordable housing for elderly needed - encourage walking to shopping center, etc.
- More businesses for college students
- Encourage businesses to be “centered” on one location
- Hospitality House to Heritage should be residential in character
- Encourage businesses from Hospitality House to Duke of Gloucester Street
- Like area because of ability to walk
- Pedestrian crossings
- Bike lanes (two lanes) helps Richmond Road
- Do not destroy Richmond Road – businesses relocated to this area from Duke of Gloucester Street
- Sense of community (students and residents)
- Diversity of Williamsburg housing/students
- Encourage owner occupied single family houses that could also have multifamily residents
- Maintain a positive relationship between William & Mary and neighborhood
- Encourage variety
- Parking vs. street width – more width may be needed to handle traffic
- Encourage increase in office use
- What will future development do to existing uses
- Maintain safety for occupants of neighborhoods

Mr. Young announced that the meeting would be divided into two smaller discussion groups. Group One will be facilitated by Commissioners Pons, Smith and Rose, with note taking by John Catlett. Group Two will be facilitated by Commissioners Young, Hertzler and McBeth, with note taking by Carolyn Murphy. The meeting split up into the two groups at 7:00 p.m.

The meeting reconvened at 8:15 p.m., and Planning Commission members reviewed the comments made at their discussion groups, by topic, as follows:

Infrastructure Issues

Group One – Doug Pons, Audrey Smith and Mark Rose, with John Catlett as note taker.

- Pedestrian crossings needed in front of Williamsburg Shopping Center
- Better maintenance of sidewalks
- Better bike lanes when streets are improved
- Increase parking setbacks from corner

Williamsburg Planning Commission Minutes  
Public Forum #3  
August 19, 2004

- Connect William & Mary to Matoaka Court area via a sidewalk/path between Compton Drive and Matoaka Court
- Extend brick sidewalks to this area
- More trees needed when underground wiring takes place
- Better parking enforcement

Group Two – Jesse Young, Joe Hertzler and Elaine McBeth, with Carolyn Murphy as note taker.

- Streetscape beautification (trees, sidewalks, underground wiring).
- Create a better ambiance – install street lights, remove curb cuts that are not used
- Discourage bikes using sidewalks – more and better defined bike lanes
- Crosswalk in front of WAWA needs a street light
- Sorority crosswalk needs a street light for safety
- Provide a pedestrian crossing of Richmond Road at Williamsburg Shopping Center at a location other than the traffic light
- Handicap access (curb ramps) at all sidewalks, especially Matoaka Court and Richmond Road
- Loss of crosswalks at Med Express/shopping center needs to be corrected
- Wider sidewalks may encourage more bikes on sidewalks
- Stripe bike lanes - remove parking if necessary
- Install signs at crosswalk (stop for pedestrians)
- Investigate placing signs at the entrances to the City stating “stop for pedestrian in crosswalks”
- Finish sidewalks on Lafayette Street

### Housing

Group Two – Jesse Young, Joe Hertzler and Elaine McBeth, with Carolyn Murphy as note taker.

- Rental regulations have had a positive affect on Matoaka Court
- How do you delineate parking spaces - gravel should not be acceptable, especially in the front yard
- Three unrelated individual regulation (definition of family) should be based on the number of bedrooms/bathrooms, etc.
- Satellite parking area needed for students to park
- Cars using neighborhood as parking lot cause a problem
- Parking by permit only for entire City
- Allow more rental to roomers if the building is owner occupied – could be based on size of house (bedrooms/bathrooms)
- Rental property owners in it for the profit
- Need to maintain residential atmosphere for students and their relationship to the neighborhood
- Police are doing a pretty good job with students
- Encourage new legislation to require owner occupancy, and allow rental to roomers in the owner occupied residence based on bedrooms/bathrooms, etc.

Williamsburg Planning Commission Minutes  
Public Forum #3  
August 19, 2004

- Too many people results in more garbage in house
- Owner needs to live in dwelling, not just in the community
- Number of problem properties may be small but create a problem for the neighborhood
- Enforce laws and regulations
- There should be accountability for students and landlords
- B&Bs have been excellent for the City of Williamsburg
- Higher density housing for elderly only
- Use proffers to get owner occupancy and change zoning
- City should investigate purchasing Casey property for green space (expensive but worth it in the long run)
- Casey House (single family dwelling converted to student housing) 711 Richmond Road (calls students first then police) – go back to owner occupied.

Group One – Doug Pons, Audrey Smith and Mark Rose, with John Catlett as note taker.

- B&Bs may increase parking numbers
- Inactive B&Bs limit new ones because of the quota imposed on Richmond Road
- Lack of owner occupancy contributes to lack of maintenance
- Occupancy limits should be tied to house size
- Enforce three unrelated person rule and parking regiore, emts
- Student housing needs be located so that it limits impact on neighborhoods
- More on-campus housing needed
- Increase neighborhood activities to foster a “neighborhood” feeling

Commercial

Group One – Doug Pons, Audrey Smith and Mark Rose, with John Catlett as note taker.

- Convert areas with a housing/business uses mix back to residential zones when the business moves and only housing remains
- Maintain owner occupancy
- Expand mixed use zones (residential and business)

Group Two – Jesse Young, Joe Hertzler and Elaine McBeth, with Carolyn Murphy as note taker.

- Keep limits on the number B&Bs - occupancy rate is low, this will encourage the vitality of existing B&Bs
- Keep current residential/B&B mix
- Commercial development on Richmond Road between Brooks Street and the Shopping Center is not very well maintained
- Removal of trees on Southern Inn property will affect residential neighborhood
- City should buy Southern Inn and Tioga Motel and redevelop these areas into uses that strengthen these neighborhoods
- The B-3 and LBR zoning on different sides of Richmond Road is okay. Up-zoning the LBR District for more business uses in not OK
- Allowing more business uses on LBR side will disintegrate the residential area

Williamsburg Planning Commission Minutes

Public Forum #3

August 19, 2004

- Encourage redevelopment of existing commercial before building more commercial (look at limits)
- Encourage mixed use (retail first floor/dwelling units above)
- Look at density (relationship with commercial)
- Need a system for owner occupancy (90% owner occupancy desired)

Mr. Young thanked citizens for attending and discussing issues with the Planning Commission. He also said that additional comments could be submitted in writing using the comment form, as well as by email to the Planning Department.

The meeting adjourned at 8:30 p.m.

Jesse Young, Chairman  
Williamsburg Planning Commission